| 142.0 | 0003 | 0013.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,001,300 | / | 1,001,300 |
| USE VALUE: | 1,001,300 | / | 1,001,300 |
| ASSESSED: | 1,001,300 | / | 1,001,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 80 | -82 | NEWPORT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MORRISON JULIE A ETAL/TRUSTEES |
| Owner 2: | VIRGINIA M O`CONNOR 2017 |
| Owner 3: | IRREVOCABLE TRUST |
| Street 1: | 51 LANSING RD |
| Street 2: | |
| Twn/City: | LYNN |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 01904 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | OCONNOR VIRGINIA M - |
| Owner 2: | - |
| Street 1: | 51 LANSING ROAD |
| Twn/City: | LYNN |
| St/Prov: | MA Cntry: |
| Postal: | 01904 |

## NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2659 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.
Garret J Burke deed.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5000.000 | 540,200 | 5,100 | 456,000 | 1,001,300 |
| Total Card | 0.115 | 540,200 | 5,100 | 456,000 | 1,001,300 |
| Total Parcel | 0.115 | 540,200 | 5,100 | 456,000 | 1,001,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.61 | /Parcel: 376.6

**Legal Description**

| User Acct |
|---|
| 91689 |
| **GIS Ref** |
| |
| **GIS Ref** |
| |
| **Insp Date** |
| 08/24/17 |

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 142.0-0003-0013.0

!10996!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 605,800 | 5100 | 5,000. | 456,000 | 1,066,900 | 1,066,900 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 442,200 | 5100 | 5,000. | 427,500 | 874,800 | 874,800 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 442,200 | 5100 | 5,000. | 353,400 | 800,700 | 800,700 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 379,900 | 5100 | 5,000. | 324,900 | 709,900 | 709,900 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 379,900 | 5100 | 5,000. | 296,400 | 681,400 | 681,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 337,200 | 5100 | 5,000. | 290,700 | 633,000 | 633,000 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 337,200 | 5100 | 5,000. | 270,200 | 612,500 | 612,500 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 351,300 | 5100 | 5,000. | 257,100 | 613,500 | 613,500 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:13:11 |

**LAST REV**

| Date | Time |
|---|---|
| 07/15/20 | 10:00:05 |
| mmcmakin | |

PAT ACCT. 10996

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 91689 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| OCONNOR VIRGINI | 69588-329 | | 7/12/2017 | Convenience | 1 | No | No | | |
| BURKE GARRETT | 66999-471 | | 3/29/2016 | Convenience | 211,000 | No | No | | Deed of distribution. |
| BURKE GARRETT J | 66999-469 | | 3/29/2016 | Estate/Div | | No | No | | |
| | 13632-574 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/27/2017 | 945 | Siding | 33,700 | C | | | | |
| 1/3/2017 | 12 | Inter Fi | 80,000 | O | | | | reno 1st fl of 2 f |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 8/24/2017 | Measured | DGM | D Mann |
| 8/24/2017 | Permit Visit | DGM | D Mann |
| 8/24/2017 | Left Notice | DGM | D Mann |
| 1/28/2009 | Measured | 336 | PATRIOT |
| 11/29/1999 | Mailer Sent | | |
| 11/15/1999 | Measured | 256 | PATRIOT |
| 1/1/1982 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5000 | | Sq. Ft. | Site | | 0 | 80. | 1.14 | 9 | | | | | | | | | 456,000 | | | | | | 456,000 | |

| Total AC/HA: | 0.11478 | Total SF/SM: | 5000 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | Brackett | Total: | 456,000 | Spl Credit | | Total: | 456,000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## COMMENTS

## OTHER FEATURES

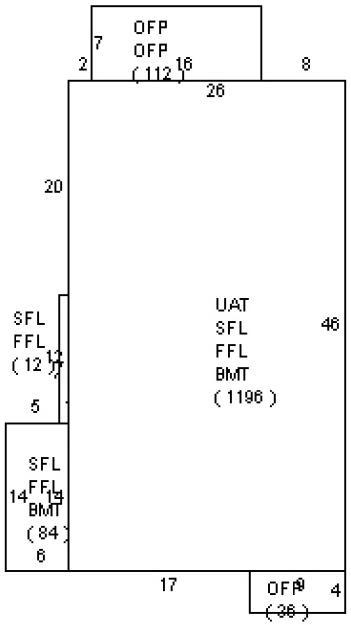
| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | 1 | Rating: | Very Good |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 13 | BRs: | 5 | Baths: | 1 | HB | | | | | |

## SKETCH




## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1924 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| 1 | 6 | 2 | |
| Totals | | | |
| 2 | 13 | 5 | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GD - Good | 18. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 18.6 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 1.05634665 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 175.988 |
| Other Features: | 110500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 663647 |
| Depreciation: | 123438 |
| Depreciated Total: | 540209 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 175.99 |
| Special Features: | 0 | Val/Su Net: | 122.13 |
| Final Total: | 540200 | Val/Su SzAd | 209.06 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,292 | 175.990 | 227,376 |
| SFL | Second Floor | 1,292 | 175.990 | 227,376 |
| BMT | Basement | 1,280 | 52.800 | 67,579 |
| UAT | Upper Attic | 299 | 83.590 | 24,995 |
| OFP | Open Porch | 260 | 22.390 | 5,821 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,423 | | | Total: | 553,147 |
| Size Ad | 2584 | Gross Are | 5320 | FinArea | 2659 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 25 | C | |

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

142.0-0003-0013.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1960 | 21.25 | T | 40 | 104 | | | 5,100 | | | 5,100 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 5,100 | Total Special Featues: | |
| | | | | Total: | 5,100 |

## IMAGE

AssessPro Patriot Properties, Inc